



City of Columbus
Mayor Michael B. Coleman

Department of Development

Building Services Division

757 Carolyn Avenue
Columbus, Ohio 43224-3218
(614) 645-7433 (614) 645-7840 FAX

January 31, 2009

(Revised 9/17/09)

Construction Industry Communication # 17

From: Keith Wagenknecht, Chief Building Official

Re: Commercial Built-up or Membrane Roof Replacement

Requirements: Section 101.4.3 of the 2006 International Energy Conservation Code requires alterations, renovations or repairs to an existing building conform to the provisions of this code as they relate to new construction.

Background: The City of Columbus will require all commercial building re-roofing projects, where the existing building has a built-up or membrane roof and the existing insulation or roof deck is exposed, that insulation be provided as needed to obtain a minimum R-value of 20. Compliance of this memorandum is not applicable for repairs to an existing roof not exceeding 100 square feet in total.

Memorandum: In order to ensure compliance with the energy conservation requirements of the "International Energy Conservation Code" or the requirements of ASHRAE 90.1 when replacing an existing built up roof, the following procedure for commercial roof replacement will be enforced.

- Construction documents submitted must indicate the standard or code for which compliance is achieved and clearly indicate the type of insulation proposed with thickness and R-value stated.
- Beginning March 1, 2009, the installer must request an insulation inspection at the time the insulation is being installed but before all insulation is covered.
- Upon completion of the roof a final inspection must be requested. If the roof is inspected and a warranty is issued by the supplier, a copy of the warranty can be used as the final inspection.
- Ladders to be used by inspectors must meet OSHA requirements found in 29 CFR 1026.1052.

Inspections may be requested by calling 614-645-8235 or faxing requests to 614-645-8358 or by e-mail at inspectionrequest@columbus.gov.

For additional information on the submittal of drawings required, please contact Keith Wagenknecht, 614-645-6416. For additional information on the inspections required, please contact David Daniel, Building Inspection Supervisor at 614-645-6371.